152.0	0007	0020.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	778,600 /	778,600
					USE VALUE:	778,600 /	778,600
					ASSESSED:	778,600 /	778,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSKOIAN ALBERT
Owner 2:	
Owner 3:	
Street 1:	23 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,243 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1532 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7243.000	268,800		509,800	778,600
Total Card	0.166	268,800		509,800	778,600
Total Parcel	0.166	268,800		509,800	778,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 508.22 | /Parcel: 508.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 101053

GIS Ref

GIS Ref

Insp Date 05/01/18

PREVIOUS ASSESSMENT

Parcel ID 152.0-0007-0020.A

!11944!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,800	0	7,243.	509,800	778,600	778,600	Year End Roll	12/18/2019
2019	101	FV	211,900	0	7,243.	478,000	689,900	689,900	Year End Roll	1/3/2019
2018	101	FV	211,400	0	7,243.	395,100	606,500	606,500	Year End Roll	12/20/2017
2017	101	FV	211,400	0	7,243.	363,300	574,700	574,700	Year End Roll	1/3/2017
2016	101	FV	211,400	0	7,243.	331,400	542,800	542,800	Year End	1/4/2016
2015	101	FV	206,200	0	7,243.	325,000	531,200	531,200	Year End Roll	12/11/2014
2014	101	FV	206,200	0	7,243.	302,100	508,300	508,300	Year End Roll	12/16/2013
2013	101	FV	206,200	0	7,243.	287,400	493,600	493,600		12/13/2012

PRINT

Date	Time
12/11/20	02:04:14

LAST REV

Date	Time
06/13/18	10:06:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11944

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ECKEL RUSSELL T	9888-18		9/12/1961	Family	22,000	No	No		Anne Oskoian dod 1/19/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2009	1160	Porch	19,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2018	Meas/Inspect	BS	Barbara S
4/30/2013	Info Fm Prmt	EMK	Ellen K
11/3/2008	Meas/Inspect	355	PATRIOT
11/22/1999	Meas/Inspect	270	PATRIOT
7/13/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101053
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7243		Sq. Ft.	Site		0	80.	0.88	9									509,832						509,800	

Total AC/HA: 0.16628 | Total SF/SM: 7243 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 509,832 | Spl Credit | Total: 509,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31827903
Const Adj.:	0.98990101
Adj $ / SQ:	163.121
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	389583
Depreciation:	120771
Depreciated Total:	268812

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1		HB	1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

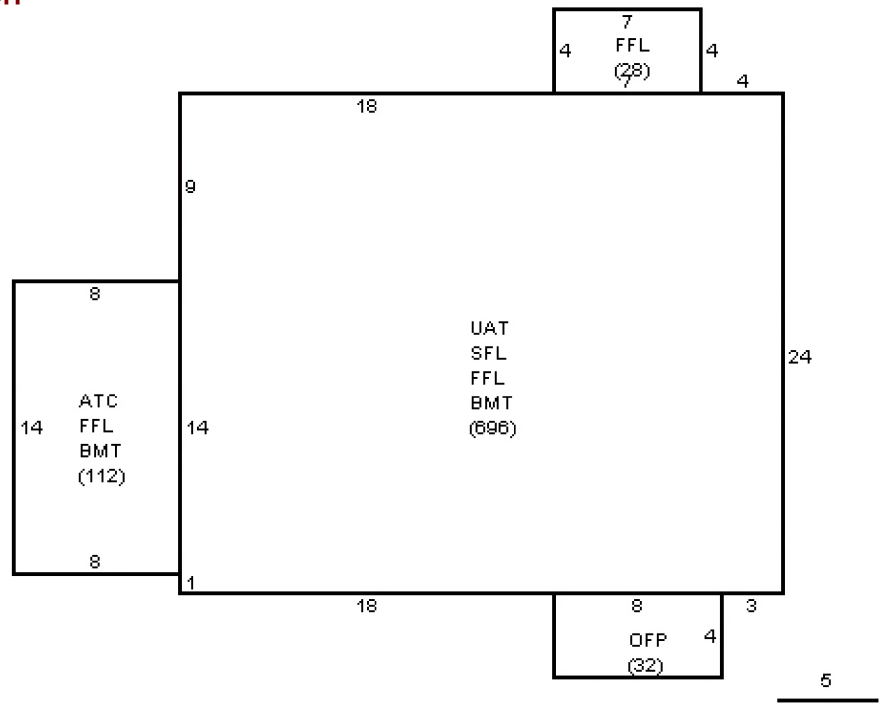
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.12
Special Features:	0	Val/Su Net:	103.98
Final Total:	268800	Val/Su SzAd	171.08

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	836	163.120	136,369
BMT	Basement	808	48.940	39,540
SFL	Second Floor	696	163.120	113,532
UAT	Upper Attic	174	65.250	11,353
ATC	Attic	39	163.120	6,394
OFP	Open Porch	32	43.560	1,394
	Net Sketched Area:	2,585	Total:	308,582
Size Ad	1571.2	Gross Are	3180	FinArea 1532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc